## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

Property ID: R49142

15/10

## **Property Information**

property address:	<u>1313 S COLLEGE AV</u>	<u>√E</u>
legal description:	WINTER, BLOCK 4, LOT	2 (PT OF)
owner name/address	: PONCE, VIRGIL	
	301 FRONTIER DR	
full business name:	BRYAN, TX 77803-3825 1313 7 Carran	Las Night Club, 1315 -> MIPUEBLITU Ponce:
land use category:	Corrin-Ret	tail type of business: Night Club & Rest
current zoning:	<u> 56-13</u>	occupancy status: <u>'O Cenyo</u>
lot area (square feet)		frontage along Texas Avenue (feet):
lot depth (feet):	140	sq. footage of building:
property conforms to	o: □ min. lot area standa	ards $\square$ min. lot depth standards $\sim$ min. lot width standards
Improvements	¥	ؤ سی و
# of buildings:	building height	(feet): # of stories:
type of buildings (sp	ecify): Dritk	
building/site condition	on: <u> </u>	
buildings conform to	minimum building setba	acks: pes po (if no, specify)
approximate construc	ction date: accessible	e to the public: pryes no
possible historic reso	urce: gyes pno	sidewalks along Texas Avenue:   yes no
other improvements:	expes to no (specify)_	
		(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
√yes □ no		□ dilapidated □ abandoned □ in-use
# of signs:	type/material of sig	gn: electric
overall condition (spe	ecify):	
removal of any dilapi	idated signs suggested?	yes on (specify)
Off-street Parking		
	· ·	ped:   yes □ no # of available off-street spaces:     1
	concrete other	
pace sizes: <u>10 X</u>	<u> Lag</u>	sufficient off-street parking for existing land use: □ yes □ no
nd islands or bay div	viders: □ yes 🖒 no:	landscaped islands: □ yes ⊿ no

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: □ yes □ no meet opposite separation requirements: □ yes □ no
Landscaping
yes $\square$ no (if none is present) is there room for landscaping on the property? $\square$ yes $\square$ no
comments:
Outside Storage
gyes no (specify)(Type of merchandise/material/equipment stored)
dumpsters present: Types I no are dumpsters enclosed: Types I no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley:   yes no
Other Comments: 1313 TOLAS KVE 9 1315 TOLAS RVE